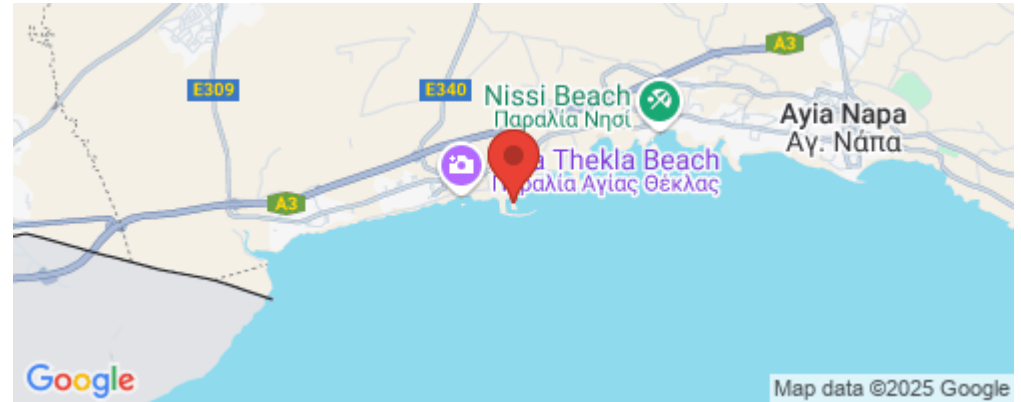


## 3 Bedroom House for Sale in Famagusta - Agia Napa

Located on a private island within the marina, this elegant 3-bedroom villa blends modern comfort with stunning marina views. Designed to high standards, it features open-plan interiors, floor-to-ceiling windows, and a private infinity-edge pool.



### Highlights:

- En-suite bathrooms
- Open-plan living, high ceilings
- Private berth & covered parking
- Infinity pool & landscaped garden
- Smart home system, fully equipped kitchen
- Secure gated island with 24/7 services

### Amenities:

- Spa & fitness center
- Serviced beaches & beach clubs
- Restaurants, shops &a...

### Property Info

### Plot / Area Info

### Additional info

Covered Area  
Covered Veranda  
Uncovered Veranda  
Total Number of Floors

**512****83****89****2**

Plot area

**529**

Pool

**Yes**

Reference Number

Property type

Condition

Bathrooms

View

**7660****House****Brand New****4****Sea view****Amenities**

- Roof Garden

**Location****Location:** Famagusta - Agia NapaRegion: **Famagusta**Coordinates: **34.978032237923 / 33.94350551776**

## Price: €5 100 000 + VAT

VAT for this property is **€759,820** or **€969,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

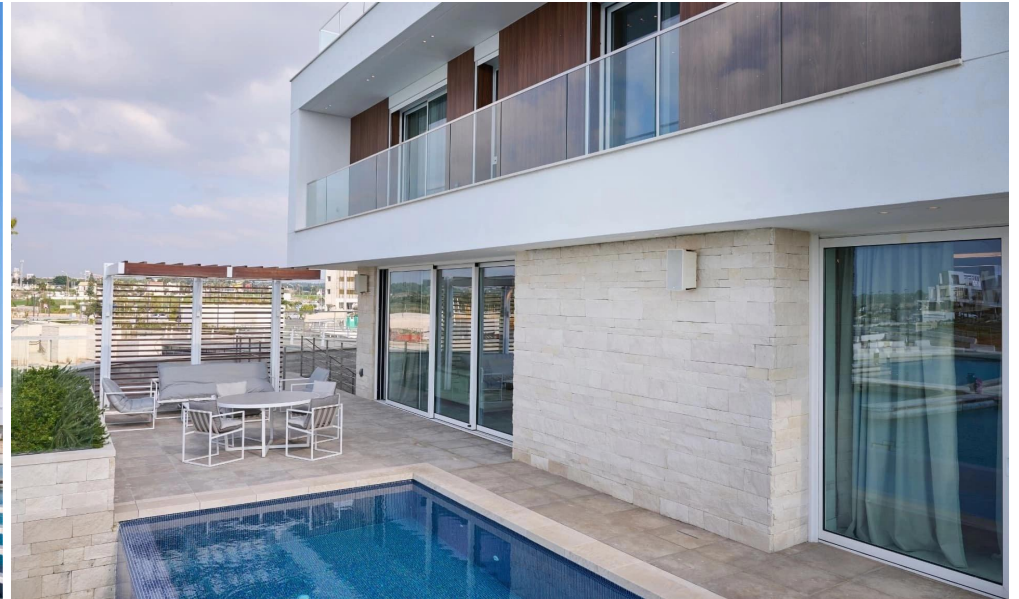
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 961.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€5 100 000 on Jul 12, 2025









FIRST FLOOR



GROUND FLOOR

